



COUNCIL DISTRICT 2 PROJECT REVIEW COMMITTEE MEETING MINUTES
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

Monday June 14, 2021 – 5:30 PM
Planning and Development Department – Development Services Division
Fresno City Hall, WebEx

1. CALL TO ORDER & ROLL CALL

Present – 3: David Rodriguez (Chairperson), Bob Lindemann, Nic Westburg,

Absent – 2: Linnea Faeth (Vice-Chairperson) and Lori Buffington

2. APPROVAL OF AGENDA

Chairperson Rodriguez moved to approve the agenda, seconded by Committee Member Lindemann. The motion carried unanimously 3 votes to 0.

3. APPROVAL OF THE MINUTES

Chairperson Rodriguez moved to approve the agenda, seconded by Committee Member Lindemann. The motion carried unanimously 3 votes to 0.

4. PROJECT REVIEW – CONTINUED MATTERS

None

5. PROJECT REVIEW – NEW MATTER

A. Development Permit Application No. P21-00989

Development Permit Application No. P21-00989 was filed by Jamie Huelskamp of Land Value Management, LLC and pertains to the +/- 4.0 acres located at 3311 West Fir Avenue S/A. The applicant proposes to construct an 88-unit multi-family residential development located at the northeast corner of West Herndon and North Prospect Avenues. The parcels are zoned RM-2/EA/UGM/cz.

[Project Submittals](#) (click link)

Relative Link(s): [Map Viewer](#)
[Fresno Municipal Code Findings](#)

Project Planner: Jose Valenzuela
(559) 621-8070
Jose.Valenzuela@fresno.gov

Applicant Jaimie Huelskamp and architect Scott Vincent presented the item to the committee.

Rob DeLuca, a member of the public, explained why he was in opposition of the project. He was concerned about limited parking, potential traffic issues at Herndon and Prospect Avenues, and he believed a four-story building would not be suitable for the surrounding area.

Committee Member Lindemann asked Nicholas Caldera, the liaison to the Committee, when he was going to share the public comments that were submitted prior to the meeting.

Caldera stated that the comments from the public were provided to the Committee Members by email two hours prior to the meeting. Committee Member Rodriguez stated that he had not checked his emails since that time while Committee Member Westburg stated that he had received and read the public comments.

Rob DeLuca added to his opposition by stating that the approval of the project would create a precedent for the vacant property that is adjacent to the subject property.

Scott Vincent disagreed with Rob DeLuca by stating that the adjacent property would require rezoning while the subject property would not.

Committee Member Lindemann expressed concern that the information from the public was not being presented at the meeting.

Jose Valenzuela, the Planner for the project, added that the correspondence from the public would be forwarded to the Director of the Planning and Development Department for her consideration.

Caldera added that most of the public comments were submitted over the weekend and throughout the day of the meeting. He tried to provide those comments to the Committee Members as soon as possible for their consideration.

Committee Member Lindemann stated his concerns regarding traffic, safety, and the opposition from the public.

Committee Member Rodriguez wanted to make a motion of approval with the recommendation that a Traffic Study is done. Committee Member Lindemann stated that he could not second that motion. Nic Westburg stated that he wanted to hear more from the public, but there was no one from the public at the meeting other than Rob DeLuca.

On a motion by Committee Member Westburg, seconded by Committee Member Lindemann, the Committee voted to recommend denial of the proposed Development Permit. Chairperson Rodriguez voted against this motion.

Vote Tally

Ayes (2): Westburg (motion), Lindemann (second)

Noes (1): Rodriguez

Abstain (0): None

Absent (2): Faeth, Buffington

B. Conditional Use Permit Application No. P21-02171

Conditional Use Permit Application No. P21-02171 was filed by Larry Shaw of Cecelia Apartments and pertains to the 4.06 acres located at 6338 North Cecelia Avenue S/A. The applicant proposes to construct a 48-unit apartment complex with a total of 76 parking spaces. The parcel is zoned RS-5/UGM/cz.

[Project Submittals](#) (click link)

Relative Link(s):

[Map Viewer](#)

[Fresno Municipal Code Findings](#)

Project Planner: Thomas Veatch
(559) 621-8076

Thomas.Veatch@fresno.gov

Ken Motschieder, a representative of the applicant, presented the item to the committee.

Committee Member Lindemann stated why he supported the project and brought up the railroad abutting the project site.

Motschiedler added that a sound wall would be constructed on that side of the property.

On a motion by Committee Member Lindemann, seconded by Chairperson Rodriguez, the Committee voted to recommend approval of the proposed Conditional Use Permit.

Vote Tally

Ayes (3): Lindemann (motion), Rodriguez (second), Westburg

Noes (0): None

Abstain (0): None

Absent (2): Faeth, Buffington

6. ADMINISTRATIVE MATTERS

None

7. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed, but official action may not be taken until legal notices are given as required by law.

8. ADJOURNMENT

The Committee Meeting was adjourned at 6:06 p.m.